



**Sacramento  
Housing &  
Redevelopment  
Agency**

## SYNOPSIS

**Sacramento Housing and Redevelopment Commission  
January 21, 2009**

### ROLL CALL

The Sacramento Housing and Redevelopment Commission meeting was called to order at 6:05 p.m. by Chair Tom Burruss.

PRESENT: Burruss, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers (one vacancy)

ABSENT: Chan, Coriano

STAFF PRESENT: Vickie Smith, La Shelle Dozier, Christine Weichert, David Levin, MaryLiz Paulson, Lisa Bates, Chris Pahule, Nick Chhotu, Patrick Hanafee, Emily Halcon, Cindy Cavanaugh, Richard Marsh, Greg Wessel, Celia Yniguez, Jeree Glasser-Hedrick

### APPROVAL OF AGENDA

The Chair announced that item number 14 would be heard prior to items 12 and 13. He also announced that items number 6 and 7 had been moved to the business calendar.

#### 1. APPROVAL OF ACTION SUMMARY SYNOPSIS

The action summary for January 7, 2009 was approved with an amendment to the vote on item number five as recommended by Commissioner Stivers.

### CITIZEN COMMENTS

None

### SPECIAL PRESENTATIONS

#### 3. Commendation for Commissioner Roy Fowler for his service as Chair during 2008

Chair Burruss thanked Commissioner Fowler for his service as Chair during 2008 and presented him with a plaque from the Agency.

Chair Burruss also congratulated La Shelle Dozier on her official appointment as SHRA Executive Director.

### CONSENT

#### 4. 2009 Rebuilding Dreams Project – City report

#### 5. Transfer Of \$85,000 To Rebuilding Together For The 2009 Rebuilding Dreams Project – County report

8. Local Housing Trust Fund Grant Application – City report
9. Local Housing Trust Fund Grant Application – County report
10. Oak Park Commercial Revitalization Program Modification

The Commission recommended approval of the staff recommendation for the items listed above. The votes were as follows:

AYES: Burruss, Dean, Fowler, Gore, Morgan, Shah, Stivers

NOES: none

ABSENT: Chan, Coriano

Not present to vote: Otto

#### PUBLIC HEARING

11. County Of Sacramento Community Development Block Grant (CDBG) Program Mid-Year Action Plan Update

Greg Wessel, Assistant Director, presented the item and noted a small change to the map presented in Attachment II.

The Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Burruss, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers

NOES: none

ABSENT: Chan, Coriano

#### BUSINESS

6. Stockton Boulevard and Lawrence Drive Opportunity Area Development Strategy – Urban Land Institute Advisory Panel - City report
7. Transfer Of \$230,000 To The Stockton Boulevard and Lawrence Drive Opportunity Area Development Strategy – Urban Land Institute Advisory Panel – County

Items 6 and 7 were heard together.

Commissioner Shah asked why the item had been placed on the consent calendar and for an explanation of the budget proposed in the report.

Staff explained that, because this is an extension of the Stockton Blvd. Strategy, they felt it was appropriate to place the item on consent. The budget outlined in the report will pay for the expenses of the panel that will be in Sacramento and will also pay for associated studies.

Commissioner Gore asked what the deliverables were on the project. Staff explained that there would be an implementation plan and market analysis produced for the area.

Larry Kelly, former president of the local ULI Chapter, spoke in favor of the project.

Commissioner Shah noted that he has great respect for the ULI in general, but that he has concerns about this specific expenditure given that there is expertise of this nature available locally.

The Commission voted to not approve the staff recommendation for this item. The concerns expressed on the item included the appropriateness of the expenditure given the current economic climate and the perceived availability of local ULI experts that could complete the planning effort. The votes were as follows:

AYES: Burruss, Dean, Gore, Stivers

NOES: Morgan, Shah

ABSTAIN: Fowler, Otto

ABSENT: Chan, Coriano

12. Approval of Revised Multifamily Lending and Mortgage Revenue Bond Policies - County report
13. Approval of Revised Multifamily Lending and Mortgage Revenue Bond Policies - City Report

Christine Weichert and Jeree Glasser-Hedrick presented items 12 and 13 together.

Darren Bobrowsky from Capital Valley Investments expressed concern about the policy priorities outlined in the guidelines. His firm is interested in converting commercial properties into housing and he sees the guidelines as they are currently written as an impediment.

Sam Walton, from the Franklin Blvd. area, questioned the priorities and stated that he was unclear about how individual redevelopment areas would be affected.

Commissioner Otto expressed concerns about how priorities are set and that there seems to be conflicting goals in the guidelines. She also indicated that she would like additional review time with the document.

Commissioner Shah cautioned that the guidelines not be too specific so that they become a burden to the development.

Commissioner Dean commended the guidelines as a mechanism to protect the interests of the citizens of Sacramento.

Commissioner Stivers indicated support for the guidelines and commented that he found it helpful to have clear standards so that developers can know exactly what is expected of them. He also recommended that on an annual basis, staff report back on what projects were funded after the guidelines were in place.

Sandra Simpson Fontaine, member of the public, indicated that she supported waiting to take a vote on this to allow for more review time.

Commissioner Burruss discussed his concern about small developers not being able to participate in our programs after the guidelines are adopted.

Commissioner Morgan motioned to postpone a vote on this item until after a workshop could be held to discuss it further. Commissioner Stivers seconded the motion. The votes were as follows:

AYES: Burruss, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers

NOES: none

ABSENT: Chan, Coriano

14. Approval Of Funding For The McClellan Park/Watt Avenue Redevelopment Area Investment Strategy

Greg Wessel, Assistant Director, presented the item. Rob Leonard from the County of Sacramento and Larry Kelly from McClellan Park also spoke in support of the item.

Commissioner Morgan complimented staff on this item.

Commissioner Stivers commented that he liked the increase in funds for transit projects proposed in the strategy.

Commissioner Burruss asked about the timeline for the projects and if there are any matching funds. Staff indicated that, upon approval, projects can begin right away. They also responded that there are not direct matching funds, but that McClellan Park has made extensive investments elsewhere on the base.

The Commission recommended approval of the staff recommendation for the item listed above. The votes were as follows:

AYES: Burruss, Dean, Fowler, Gore, Morgan, Otto, Shah, Stivers

NOES: none

ABSENT: Chan, Coriano

EXECUTIVE DIRECTOR'S REPORT

La Shelle Dozier reviewed the following items:

- 1) Activities Calendar

ITEMS AND QUESTIONS OF COMMISSION MEMBERS

None

ADJOURNMENT

As there was no further business to be conducted, Chair Burruss adjourned the meeting at 8:10 p.m.

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AGENCY CLERK